

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/355 Blackshaws Road Altona North VIC 3025

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single

\$297,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Altona North

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/47 Marion Street Altona North VIC 3025	\$265,000	22-Nov-19
5/16 Bryan Avenue Altona North VIC 3025	\$265,000	02-Oct-19
2/16 Bryan Avenue Altona North VIC 3025	\$260,000	26-Sep-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 February 2020



**4/47 Marion Street Altona North
VIC 3025**

1 1 1

Sold Price

\$265,000

Sold Date **22-Nov-19**

Distance **0.68km**



**5/16 Bryan Avenue Altona North
VIC 3025**

1 1 1

Sold Price

Sold Date **02-Oct-19**

Distance **1.49km**



**2/16 Bryan Avenue Altona North
VIC 3025**

1 1 1

Sold Price

\$260,000

Sold Date **26-Sep-19**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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